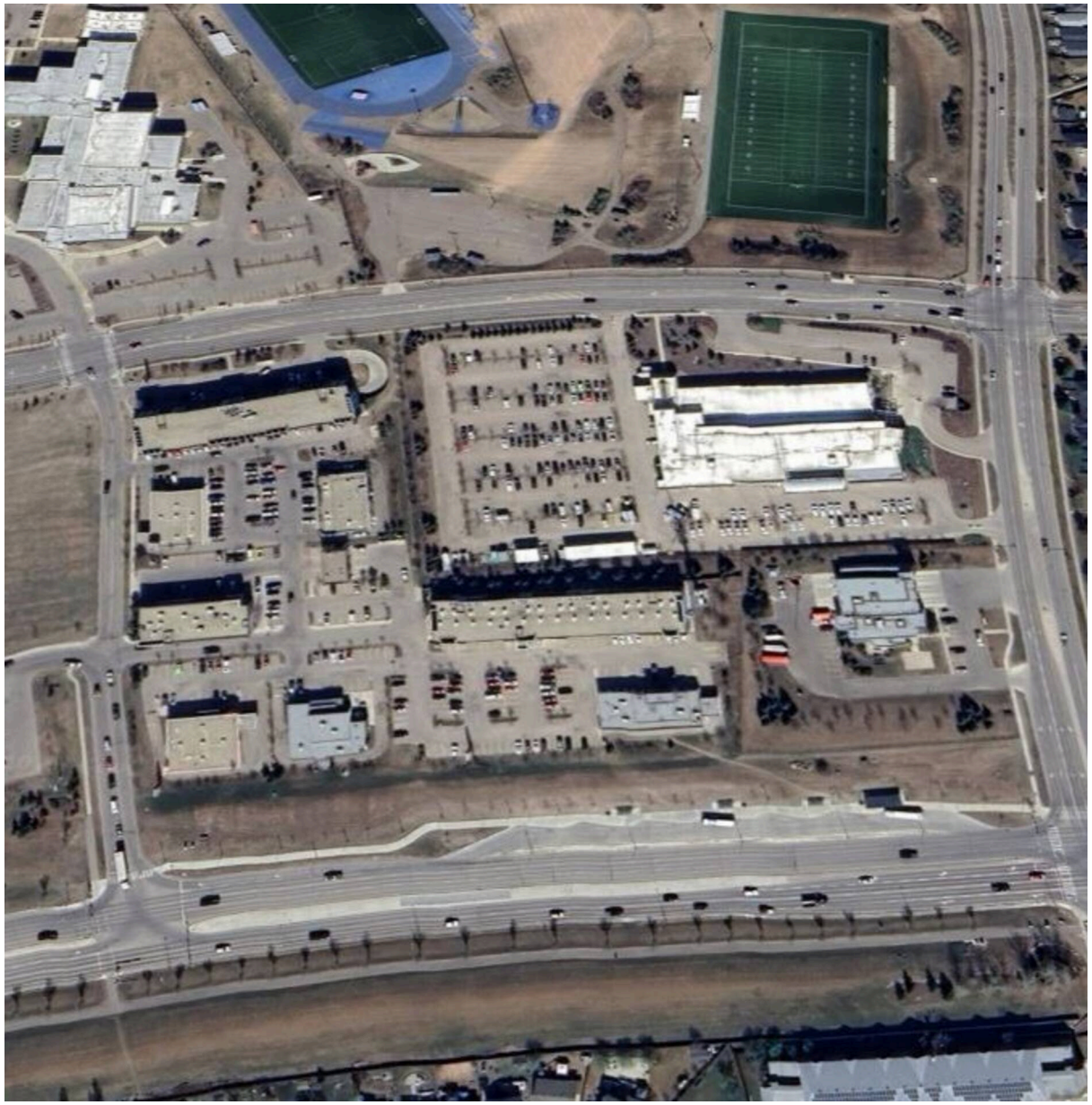
# Timberlea Landing, Fort McMurray, Alberta

RIOCAN
REAL VISION, SOLID GROUND.



Located at the intersection of Confederation Way & Millennium Drive in the highly sought after Timberlea area of Fort McMurray. This 104,307 sq. ft. mixed use retail/residential/office Centre with tenant's such as Your Dollar store with More, Bank of Montreal, TD Canada Trust and Timberlea Dental provides a mix of professional, retail and

| Population | Average Household Income |
|---|---|
| 73,064 | $227,651 |

| Households with Children | Average Age |
|---|---|
| 43% | 34 years |

**All figures are within a 10 Km radius.**

Source: All demographic information is Copyright 2026 by Environics Analytics (EA).

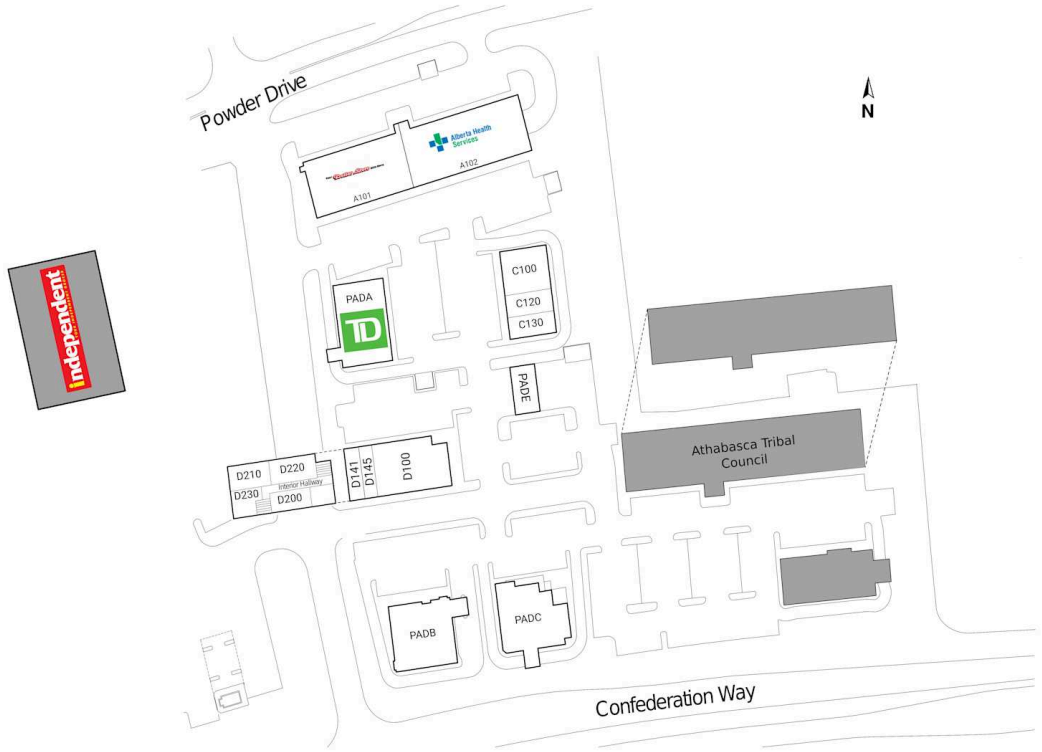
# Site Plan

RIOCAN
REAL VISION, SOLID GROUND.

## Timberlea Landing

Fort McMurray, Alberta
339 Powder Drive

Yoed Goldstein
ygoldstein@riocan.com
416-642-3551




**Shadow Anchor**

| | | | | | |
|---|---|---|---|---|---|
| A101 | Your Dollar Store With More | 7,191 SF | D200 | Timberlea Dental Clinic & Surgical | 1,944 SF |
| A102 | Alberta Health Services | 9,860 SF | D210 | Timberlea Dental Clinic & Surgical | 2,099 SF |
| C100 | KFC/Taco Bell | 3,129 SF | D220 | APTIM Services Canada Corp. | 2,510 SF |
| C120 | Chopped Leaf | 1,552 SF | D230 | Available | 1,270 SF |
| C130 | Booster Juice | 1,453 SF | PADA | TD | 5,984 SF |
| D100 | Bank of Montreal | 4,726 SF | PADB | Scotiabank | 6,000 SF |
| D141 | Pizza 73 | 1,200 SF | PADC | Servus Credit Union | 6,073 SF |
| D145 | Dr. Barber | 712 SF | PADE | Jiffy Lube | 1,636 SF |

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only. Ce plan de site est présenté uniquement dans le but d'identifier l'emplacement approximatif et la taille du bâtiment, et destiné à être utilisé comme référence seulement.